

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY APRIL 19, 2017  
MINUTES**

**ROLL CALL: 7:00 PM**

**ATTENDANCE:** Chair: Lisa Sadinsky; Vice Chair: Joshua Smilowitz; Commissioners: Thomas Foley and Donald Neville; Alternate: DiMatteo; Brian Pudlik, ZEO and Secretary to ZBA. **ABSENT:** Commissioners: Jared Grise and Todd Doyle; Alternate: Michael Johnson.

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, April 19, 2017, at 7:00 p.m., to hear and act on the following petition:

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**#05-17      1 Prescott Street** - Petition of E. Garcia, R.O. requesting variances to Sections 177-6(D), Standards for One Family Residence Districts and 177-20, Obstructions in Yards. Requesting a 26'6" variance to the 30' rear yard setback requirement in order to legalize the existing two decks and shed. The upper deck is approximately 11'4"x 8' and the lower deck is approximately 11' 2" x 11'7". The +/-121 square foot storage shed is built underneath and is part of the lower deck. All work was done per plans on file.  
**(RM -3 Zone; Single family residence in Multi-Family zone - R-6 Standards)**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1.      **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2.      **Variance request is minor and will not adversely impact neighboring properties.**
3.      **The setback requirements of the R-6 zone coupled with the width of the lot make the expansion of the home in any direction impossible without a variance.**

**VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Foley, Smilowitz, Neville, DiMatteo (seated for Grise)**  
**Opposed- 0**  
**Petition unanimously approved.**



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- Approval of minutes of the regular meetings held Wednesday, September 21, 2016, December 21, 2016, March 20, 2017 and April 19, 2017. **Postponed.**
- Election of ZBA Officers for 2017. **Postponed.**
- Adjournment. Motion to adjourn. (Motion/Neville; Second/Sadinsky; DiMatteo seated for Grise) Unanimously approved 5-0. **Meeting adjourned at 7:30 PM.**